

Project Summary

Project involves conducting an appraisal on 1,100 acres on the North Shore of Eagle Lake known as the McClelland Ranch (T 33N, R11E, Sec. 11, 14, & 16) (See Appendix A). The owner of this property, Tom McClelland, is interested in putting this property into a conservation easement.

The McClelland Ranch was purchased by the McClelland Family in 1890 and has been in the McClelland family ever since. The current ownership is under the Thomas P. McClelland Trust, established by third generation McClelland owner Tom McClelland. He operates his cattle operation out of the ranch during the summer. Tom is getting up in years and because he has a grandson who is interested in continuing the livestock operation he is willing to consider placing the ranch in a conservation easement. If something were to happen to Tom, or if his grandson lost interest in raising cattle, "all bets would be off" and there would be the very real possibility of someone selling the ranch and cashing in on its high development potential. Therefore there is urgency to get an appraisal as soon as possible and begin the process of acquiring partners for a conservation easement while Tom is still healthy, in control, and willing.

The ranch is one of the few remaining private in holdings along the north shore of Eagle Lake. It is divided into two parcels of about 1,100 acres total with the almost completely developed subdivisions of Stones Landing and Bengard sandwiched in between. The east parcel is prime lake front land (500 acres +/-) and the west parcel is upland land directly adjacent to the subdivisions and has sewer and water on site (See Appendix B). Almost all the remaining north Eagle Lake shoreline is managed by the Bureau of Land Management.

Project will aid in restoring and conserving the Region's physical and living resources; aid in the preservation of working landscapes; and protect water and air quality. It will protect habitat for numerous endangered species and species of concern. Enforcement actions have been taken by the Lahontan Regional Water Quality Control Board against subdivisions around Eagle Lake due to development effects on groundwater, increased algae growth in the lake, and decreased water clarity of Eagle Lake. Protection of the McClelland Ranch through a conservation easement will eliminate the risk of deleterious impacts on Eagle Lake water quality from future development.

Many partners have expressed interest and support for this project including the Nature Conservancy, Lassen Land and Trails Trust, the Natural Resource Conservation Service, and Cooperative Sagebrush Steppe Restoration Initiative.

This application is requesting \$7,700 in SNC funds to hire a professional appraiser to appraise the value of the McClelland Ranch. Costs associated with coordinating with the appraiser, providing necessary information and administering the grant proposal will be shared between the Honey Lake Resource Conservation District and the landowner.